

BROWARD-by-the-NUMBERS

Rental Housing in Broward

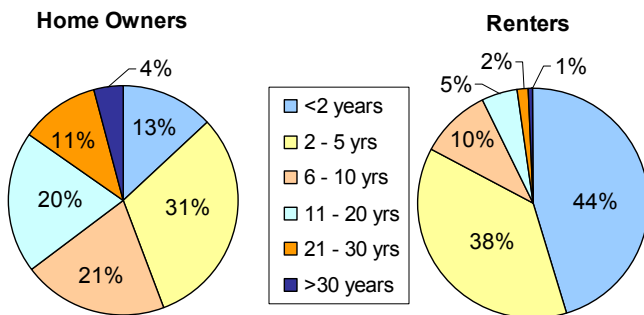
Nearly 200,000 households rent in Broward County (31 percent). Most rental housing is in apartment buildings with at least ten units, but 12 percent is in single family homes.

According to Census 2000, 31 percent of households and 29 percent of all residents in Broward County lived in rental housing. In 2000, there were more than 216,000 rental units in the county; of these, 199,820 were year-round occupied units (or nonseasonal rental households).

Characteristics of Households that Rent

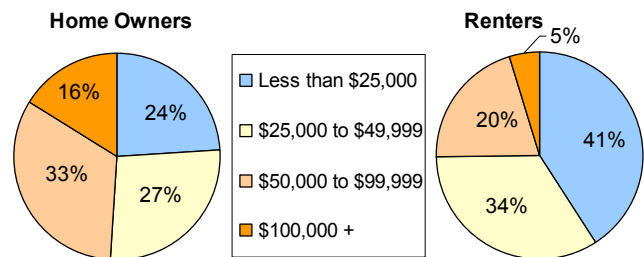
Rental housing serves different populations, including: newly formed households, mobile households that prefer the flexibility of renting; households that are unable to afford home ownership; and new migrants that have recently moved into the county. Renters are significantly more mobile than homeowners. In 2000, 44 percent of households in rental units had lived at their current address for less than two years; compared to only 13 percent of households in owner occupied units.

Years Lived at Current Address



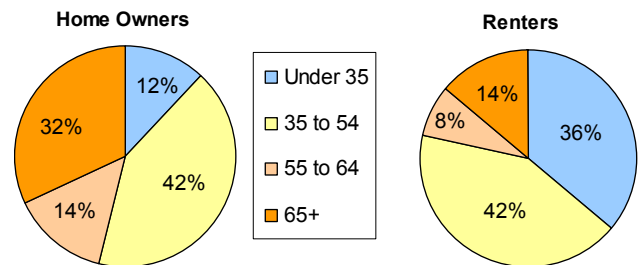
Rental households have lower incomes than home owners. In 1999, more renters had household incomes below the poverty level (19.4 percent) than did home owners (7.0 percent). Comparable median incomes were \$48,576 for homeowners and \$30,433 for renters. However, 9,688 rental units were occupied by households with more than \$100,000 household income. Average household size is slightly lower in rental units (2.35 persons) than in owner-occupied units (2.49 persons).

Household Income, 1999



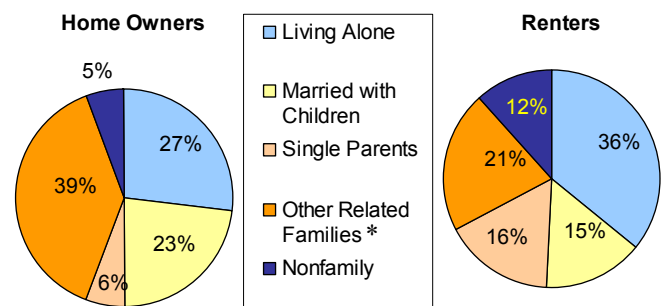
Renters are typically younger than home owners: 36 percent of rental householders are aged under 35, compared to only 12 percent of home owners.

Age of Householder



In 2000, 71,776 renters lived alone (36 percent). There were 62,741 rental households with children, including 32,862 single-parent families (16 percent). By comparison, the largest group of home owners was families without children.

Household Type



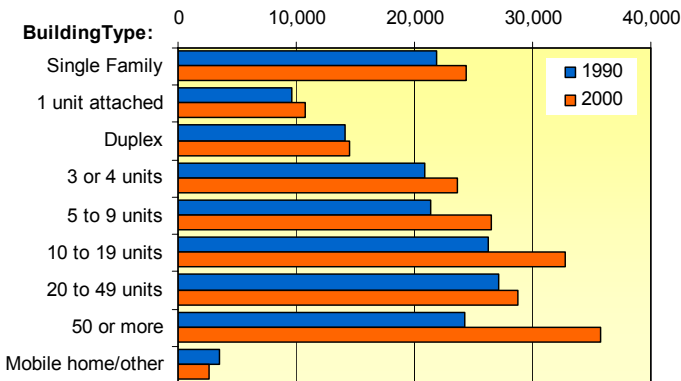
* See Table 7 for definition

The Rental Housing Stock

Almost half of Broward County's rental housing stock is in apartment buildings that have ten or more units (49 percent). Duplexes and attached single family units (including townhomes) account for 12 percent of the rental housing stock. Single family homes also account for 12 percent. Rental units are primarily one bedroom (37 percent) or two bedroom units (41 percent).

Between 1990 and 2000, the occupied rental housing stock increased 18 percent, from 168,855 to 199,820 units. The largest increase was in the category of apartment buildings with 50 or more units. The number of single family rentals increased 12 percent, from 21,875 in 1990 to 24,395 in 2000. The number of mobile homes available for year-round rental has fallen by 24 percent since 1990, reflecting the reduced number of mobile home parks in the county.

Occupied Rental Units by Building Type, 1990 & 2000



Source: U.S. Bureau of Census, 1990 and 2000

The recent increase in apartment building conversion to condominiums has resulted in the loss of rental units throughout the county. Since 2002, 37 developments with 11,200 units have been converted for sale (Source: Apartment Realty Advisors, 2005).

Source: All data used in this report are from U.S. Bureau of Census, 2000 unless otherwise cited.

Where are Rental Units in Broward?

Fort Lauderdale and Hollywood have the largest rental housing stock, with a combined total of more than 53,000 units. Renters make up at least 45 percent of households in Pembroke Park, Fort Lauderdale and Oakland Park.

Municipality *	Rental Households	Percent Rental Households
Fort Lauderdale	30,510	45%
Hollywood	22,575	38%
Coral Springs	13,841	35%
Pompano Beach	13,087	37%
Unincorporated	11,584	25%
Pembroke Pines	10,275	20%
Plantation	9,392	28%
Deerfield Beach	9,363	30%
Lauderhill	9,269	41%
Sunrise	8,743	26%
Davie	6,742	24%
Oakland Park	6,653	49%
Hallandale	6,036	33%
Tamarac	5,502	20%
Coconut Creek	4,932	25%
Miramar	4,597	20%
Lauderdale Lakes	4,570	38%
Margate	4,523	20%
North Lauderdale	3,924	36%
Dania Beach	3,854	43%
Weston	3,009	18%
Wilton Manors	2,496	42%
Pembroke Park	1,461	53%
Lighthouse Point	836	16%
Cooper City	711	8%
Lauderdale-by-the-Sea	607	40%
Parkland	536	12%
Hillsboro Beach	123	10%
Sea Ranch Lakes	65	9%
Lazy Lake	4	33%

*: Data are for municipal boundaries effective on January 1, 2000 and have not been adjusted for subsequent annexations and incorporations.

Broward-by-the-Numbers is a publication from

Dept. of Urban Planning and Redevelopment
 Planning Services Division
 115 South Andrews Ave., Room 329K
 Fort Lauderdale, FL 33301

phone: (954) 357-6634
 email: planstats@broward.org
www.broward.org/urbanplanning.htm



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TECHNICAL APPENDIX

TABLE 1 – Size of Units by Tenure, Broward County, 2000

Number of bedrooms	Owner occupied units		Renter occupied units		Vacant units	All units
No bedroom	6,919	1.5%	17,027	8.5%	2,474	26,420
1 bedroom	47,286	10.4%	73,797	36.9%	23,103	144,186
2 bedrooms	168,802	37.1%	82,120	41.1%	45,910	296,832
3 bedrooms	149,600	32.9%	22,668	11.3%	11,250	183,518
4 bedrooms	67,238	14.8%	3,709	1.9%	2,917	73,864
5 or more bedrooms	14,780	3.3%	499	0.2%	944	16,223
All units	454,625		199,820		86,598	741,043

Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) Tables H41 and H42.

TABLE 2 - Household Income by Tenure, 1999

Household income	Owner occupied		Renter occupied		All households	
Less than \$5,000	13,322	2.9%	14,092	7.1%	27,414	4.2%
\$5,000 to \$9,999	17,290	3.8%	14,745	7.4%	32,035	4.9%
\$10,000 to \$14,999	26,304	5.8%	17,417	8.7%	43,721	6.7%
\$15,000 to \$19,999	25,287	5.6%	17,493	8.8%	42,780	6.5%
\$20,000 to \$24,999	26,272	5.8%	17,661	8.8%	43,933	6.7%
\$25,000 to \$34,999	52,787	11.6%	32,891	16.5%	85,678	13.1%
\$35,000 to \$49,999	71,608	15.8%	35,181	17.6%	106,789	16.3%
\$50,000 to \$74,999	93,669	20.6%	29,750	14.9%	123,419	18.9%
\$75,000 to \$99,999	54,801	12.1%	10,902	5.5%	65,703	10.0%
\$100,000 to \$149,999	45,390	10.0%	6,257	3.1%	51,647	7.9%
\$150,000 or more	27,895	6.1%	3,431	1.7%	31,326	4.8%
Total	454,625	100.0%	199,820	100.0%	654,445	100.0%

Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) Table HCT11.

TABLE 3 - Units in Structure for Rental Occupied Units, 1990 and 2000

Structure	1990	2000	Change 1990 to 2000
Single Family	21,875	24,395	11.5%
1 unit attached	9,581	10,803	12.8%
Duplex	14,098	14,480	2.7%
3 or 4 units	20,825	23,663	13.6%
5 to 9 units	21,388	26,521	24.0%
10 to 19 units	26,222	32,751	24.9%
20 to 49 units	27,111	28,790	6.2%
50 or more	24,291	35,770	47.3%
Mobile home/other	3,464	2,647	-23.6%
Total units	168,855	199,820	18.3%

Source: U.S. Census Bureau, Census 1990 and 2000

TABLE 4 - Housing Units by Occupancy and Vacancy Status, by Municipality, 2000

Municipality	Total units	Owner occupied	Renter occupied	Vacant units:						
				Total	For rent	For sale only	For seasonal, recreational, occasional use	For migrant workers	Other vacant	Rented or sold, not occupied
Coconut Creek	22,182	15,161	4,932	2,089	551	374	913	0	119	132
Cooper City	9,289	8,412	711	166	21	58	45	0	17	25
Coral Springs	41,337	25,681	13,841	1,815	741	428	299	1	165	181
Dania Beach	10,847	5,158	3,854	1,835	331	121	1,151	1	160	71
Davie	31,284	21,940	6,742	2,602	377	593	1,027	0	371	234
Deerfield Beach	37,343	22,029	9,363	5,951	545	403	3,820	1	1,029	153
Fort Lauderdale	80,862	37,958	30,510	12,394	2,545	991	6,900	2	1,279	677
Hallandale	25,022	12,015	6,036	6,971	597	326	4,929	0	409	710
Hillsboro Beach	2,131	1,159	123	849	10	30	772	0	12	25
Hollywood	68,426	37,098	22,575	8,753	1,736	853	4,899	1	748	516
Lauderdale Lakes	14,325	7,529	4,570	2,226	335	226	1,385	0	185	95
Lauderdale-by-the-Sea	2,366	922	607	837	140	28	514	0	144	11
Lauderhill	25,751	13,541	9,269	2,941	570	431	1,370	0	389	181
Lazy Lake	13	8	4	1	0	1	0	0	0	0
Lighthouse Point	5,871	4,329	836	706	50	83	445	0	91	37
Margate	24,740	18,191	4,523	2,026	299	430	960	0	220	117
Miramar	25,905	18,461	4,597	2,847	326	1,988	116	0	186	231
North Lauderdale	11,444	6,875	3,924	645	242	218	103	0	42	40
Oakland Park	14,509	6,849	6,653	1,007	318	138	408	0	76	67
Parkland	4,522	3,813	536	173	38	29	23	0	51	32
Pembroke Park	4,406	1,281	1,461	1,664	181	215	1,167	1	72	28
Pembroke Pines	55,296	41,714	10,275	3,307	632	901	1,163	2	347	262
Plantation	34,999	23,852	9,392	1,755	513	313	587	0	203	139
Pompano Beach	44,496	22,110	13,087	9,299	994	432	7,026	3	499	345
Sea Ranch Lakes	1,339	631	65	643	4	14	615	0	7	3
Sunrise	35,661	24,565	8,743	2,353	536	609	689	0	356	163
Tamarac	29,750	21,921	5,502	2,327	279	615	984	0	268	181
Weston	18,943	13,567	3,009	2,367	169	385	886	0	242	685
Wilton Manors	6,321	3,380	2,496	445	162	48	156	0	54	25

Note: Data in this table are for municipal boundaries effective on January 1, 2000 and have not been adjusted for subsequent annexations and incorporations.

Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF 1) Table H5.

TABLE 5 – Vacant Housing Units in Broward County, 2000

Vacancy status	Vacant units
For seasonal, recreational, or occasional use	46,470
For rent	13,975
For sale only	12,129
Rented or sold, not occupied	5,636
For migrant workers	12
Other vacant	8,376
Total	86,598

Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF 1) Table H5.

TABLE 6 - Age of Householder by Tenure, 2000

Age of householder	Owner occupied		Renter occupied		All occupied units	
	Count	Percentage	Count	Percentage	Count	Percentage
15 to 24 years	4,260	0.9%	16,452	8.2%	20,712	3.2%
25 to 34 years	49,968	11.0%	55,782	27.9%	105,750	16.2%
35 to 44 years	99,253	21.8%	51,520	25.8%	150,773	23.0%
45 to 54 years	91,067	20.0%	32,993	16.5%	124,060	19.0%
55 to 59 years	35,444	7.8%	8,874	4.4%	44,318	6.8%
60 to 64 years	29,130	6.4%	6,361	3.2%	35,491	5.4%
65 to 74 years	61,548	13.5%	10,788	5.4%	72,336	11.1%
75 to 84 years	60,746	13.4%	10,274	5.1%	71,020	10.9%
85 years and over	23,209	5.1%	6,776	3.4%	29,985	4.6%
Total households	454,625	100.0%	199,820	100.0%	654,445	100.0%

Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) Table H14.

TABLE 7 - Household Type by Tenure, 2000

	Owner occupied		Renter occupied		All household	
	Count	Percentage	Count	Percentage	Count	Percentage
A. Family households:	308,011	67.8%	104,611	52.4%	412,622	63.0%
(1) Married-couple family:	249,129	54.8%	55,895	28.0%	305,024	46.6%
(a) With own children under 18 years:	103,477	22.8%	29,879	15.0%	133,356	20.4%
(b) No own children under 18 years	145,652	32.0%	26,016	13.0%	171,668	26.2%
(2) Male householder, no wife present:	15,142	3.3%	12,490	6.3%	27,632	4.2%
(a) With own children under 18 years:	6,566	1.4%	6,736	3.4%	13,302	2.0%
(b) No own children under 18 years	8,576	1.9%	5,754	2.9%	14,330	2.2%
(3) Female householder, no husband present:	43,740	9.6%	36,226	18.1%	79,966	12.2%
With own children under 18 years:	20,295	4.5%	26,126	13.1%	46,421	7.1%
No own children under 18 years	23,445	5.2%	10,100	5.1%	33,545	5.1%
B. Nonfamily households:	146,614	32.2%	95,209	47.6%	241,823	37.0%
(1) Householder living alone:	121,952	26.8%	71,776	35.9%	193,728	29.6%
(a) Male householder	42,124	9.3%	36,743	18.4%	78,867	12.1%
(b) Female householder	79,828	17.6%	35,033	17.5%	114,861	17.6%
(2) Householder not living alone	24,662	5.4%	23,433	11.7%	48,095	7.3%
Subtotals:						
Living alone	121,952	26.8%	71,776	35.9%	193,728	29.6%
Married with children	103,477	22.8%	29,879	15.0%	133,356	20.4%
Single parents	26,861	5.9%	32,862	16.4%	59,723	9.1%
Other related families *	177,673	39.1%	41,870	21.0%	219,543	33.5%
Nonfamily households (not living alone)	24,662	5.4%	23,433	11.7%	48,095	7.3%
Total households	454,625	100.0%	199,820	100.0%	654,445	100.0%

* "Other related families" is defined as families where the householder lives with other persons related by blood or marriage, but not with own children under 18. This includes married couples with no children under 18, grandparents raising their grandchildren, adult children living with parents, siblings and cousins living in one household, etc.

Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) Table HCT1.